



Secure *Your* Space

A RARE INVITATION TO VIEW A VARIETY OF UNIQUE
HIGH SPECIFICATION WORK ENVIRONMENTS

ACT FAST



An Exclusive Preview

You won't have seen anything like Lynch Wood Park. Located on the outskirts of Peterborough City Centre, it is a highly sought after unique office campus perfect for every type and size of business.

This innovative business destination offers the chance to work, rest and play in an unrivalled, 11.74 hectare, aspirational working environment.

Whether you're a fresh, new start-up or looking to expand your business, you'll find the perfect space in the perfect place.

Suitable for a range of occupiers on a local and national level, our office solutions and tailored space packages are designed to meet your business requirements to ensure you get the most out of your offices, whether its short term or for the long run.

AN UNRIVALLED

TRANQUIL SETTING

WITHIN A 11.74 HECTARE SITE



Get Lost At Lunch

YOUR PARK TO EXPLORE

An extension to your offices, you get acres of beautifully landscaped gardens and lakes to inspire work productivity and wellbeing. The natural environment complements the unique architecture to create a rare opportunity for you to enjoy as your workplace.

It'll be easy to forget you're at work.

GARDEN
MAZE

DINING
HALL &
ATRIUM

ON-SITE
GYM

LAKE

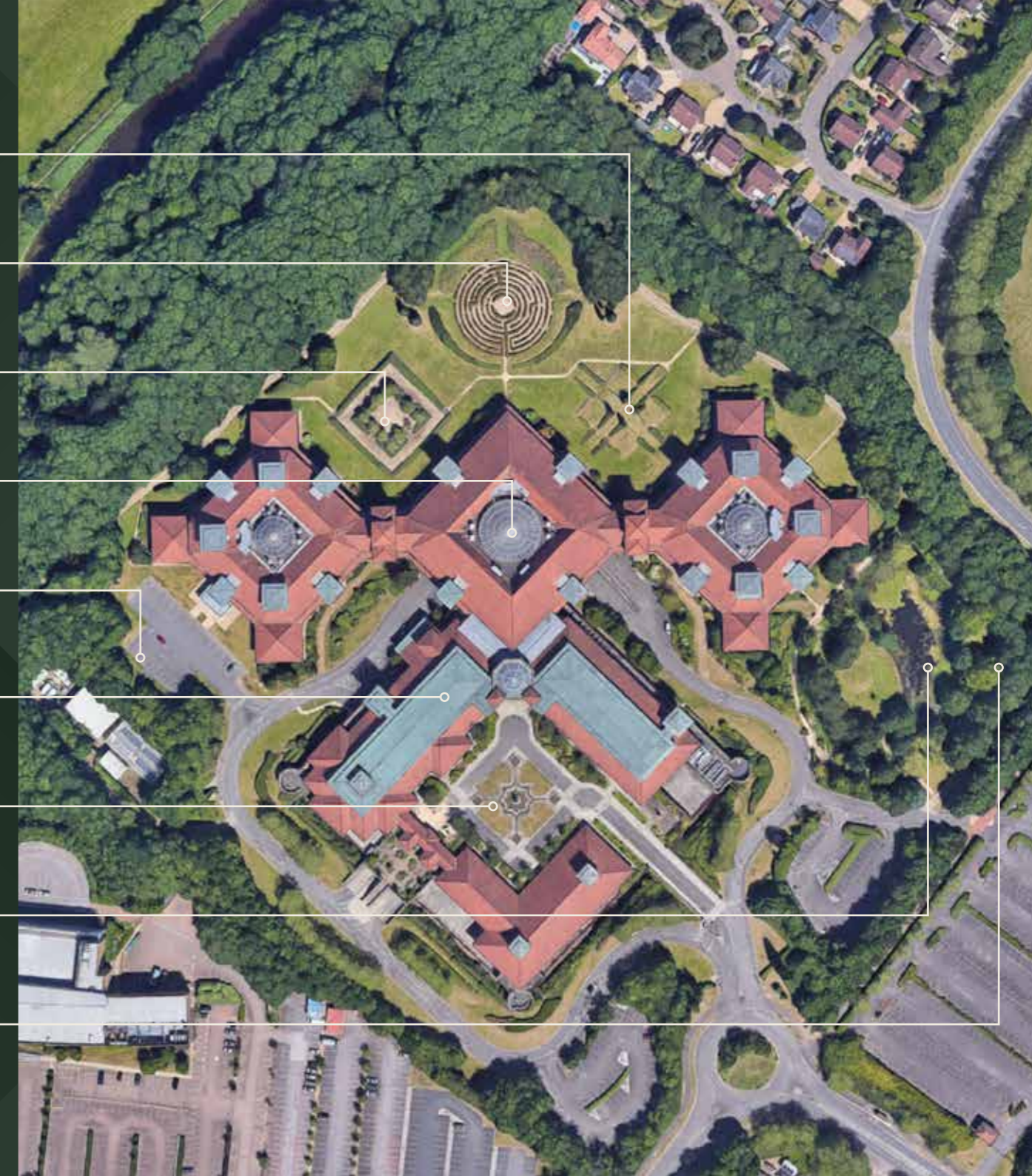
OUTDOOR
EVENT SPACE

LANDSCAPED
GARDENS

ON SITE CAR
PARKING

CENTRAL
COURTYARD

GREEN
WHEEL
(CYCLE
ROUTE)



AN EXCLUSIVE WORK OUT AT WORK WON'T BE POSSIBLE IF YOU DON'T SECURE YOUR SPACE

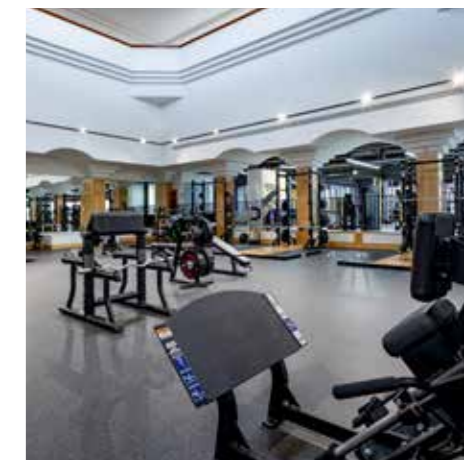
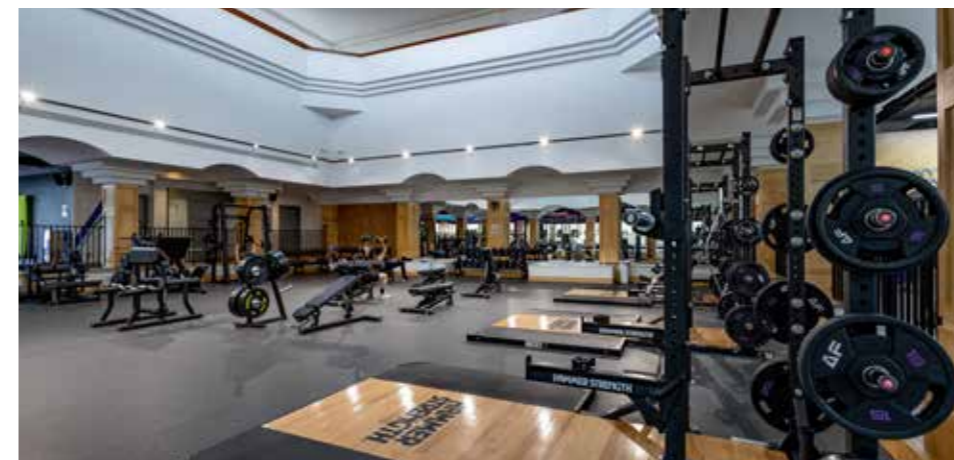
Work Out At Work



An on-site Anytime Fitness gym like you've never seen before. This is not your typical workplace fitness room squeezed into unwanted areas as an after thought.

Designed with all your fitness needs in mind, Lynch Wood Park provides a large gym environment, classes and fitness training that gives you all the equipment and space you need.

Just one of the rare finds throughout the Park that makes it so highly sought after.



A Destination Restaurant

If you are one of the few lucky enough to acquire the remaining available space at Lynch Wood Park, you'll be one of the first to dine at the newly refurbished on-site restaurant.

An inspirational environment thoughtfully designed to make breakfast, lunch and even dinner a space to eat, meet and greet.

There is also the option to support tenants with catering services for client meetings and events held on-site.



One For All

There is a rare opportunity at Lynch Wood Park for any size business to call it their home.

As a destination workplace it focuses on community, flexibility and growth. It's a space that inspires success.

You can join a thriving community of like minded, individuals from a multitude of sizes, backgrounds and industries.

Everything we do is created to have a positive impact on employees and provide the optimum environment for businesses to flourish.



FLEXIBLE SERVICED OFFICE SPACE

MEETING ROOMS

VIRTUAL OFFICES

COWORKING

DEDICATED ON-SITE TEAM



After Hours

FERRY MEADOWS IN NENE PARK

7 MINUTE DRIVE

QUEENSGATE
SHOPPING CENTRE

13 MINUTE DRIVE

LIDO GARDENS

14 MINUTE DRIVE

FUN HOUSE
COMEDY CLUB

14 MINUTE DRIVE

£1B

PLANNED
REGENERATION
PROJECT

Resting on the edge of Peterborough City Centre, Lynch Wood Park is located in a prime position for businesses to venture out and enjoy not only its historic landmarks but a wealth of leisure and retail experiences in this cosmopolitan city. Set for a £1bn regeneration project, be quick to secure your space within a city of growth.

14 MINUTE DRIVE

PETERBOROUGH
CATHEDRAL

14 MINUTE DRIVE

PETERBOROUGH
MUSEUM & ART GALLERY

14 MINUTE DRIVE

NEW THEATRE

Lynch Wood Perks



We're making moves to create a future-proof Lynch Wood Park and ensure sustainability is at the forefront of our developments.

We've installed state of the art EV Charging points to promote the use of electric cars as the first step in the right direction for an energy efficient future.

We love the wildlife our landscaped gardens and tranquil lake attracts and will continue to enhance our outdoor features to drive sustainability home and lessen our carbon footprint.



CONFERENCE & MEETING ROOM FACILITIES



DEDICATED CONCIERGE



GRADE A OFFICE SPACE



FLEXIBLE & LONG TERM CONTRACTS



FULLY SERVICED RECEPTION AREA



IMPRESSIVE LANDSCAPED SURROUNDINGS



DEDICATED BUILDING & EVENTS MANAGER



ULTRAFAST BROADBAND



EV CHARGING SPACES



1,902 SURFACE & BASEMENT CAR PARKING



BEAUTIFUL ATRIUM COMMUNAL AREAS



PARK MARK®'S SAFER PARKING SCHEME



PETERBOROUGH GREEN WHEEL CYCLE ROUTE



BACKUP POWER GENERATOR



24/7 SITE SECURITY

Secure *Your* Space

A RARE INVITATION TO VIEW A VARIETY OF UNIQUE
HIGH SPECIFICATION WORK ENVIRONMENTS

1

KEY FEATURE

FLEXIBLE
SPACE TO
GROW

SQ FT (NIA)

3,500

2

KEY FEATURE

NEWLY
REFURBISHED
CAT A SPACE

SQ FT (NIA)

FULLY LET

3

KEY FEATURE

FLEXIBLE
LAYOUT
OPTIONS

SQ FT (NIA)

FULLY LET

4

KEY FEATURE

SMALLER
SPACE IN SELF
CONTAINED
BUILDING

SQ FT (NIA)

2,000

5

KEY FEATURE

OPTION TO
SPLIT INTO 3
UNITS

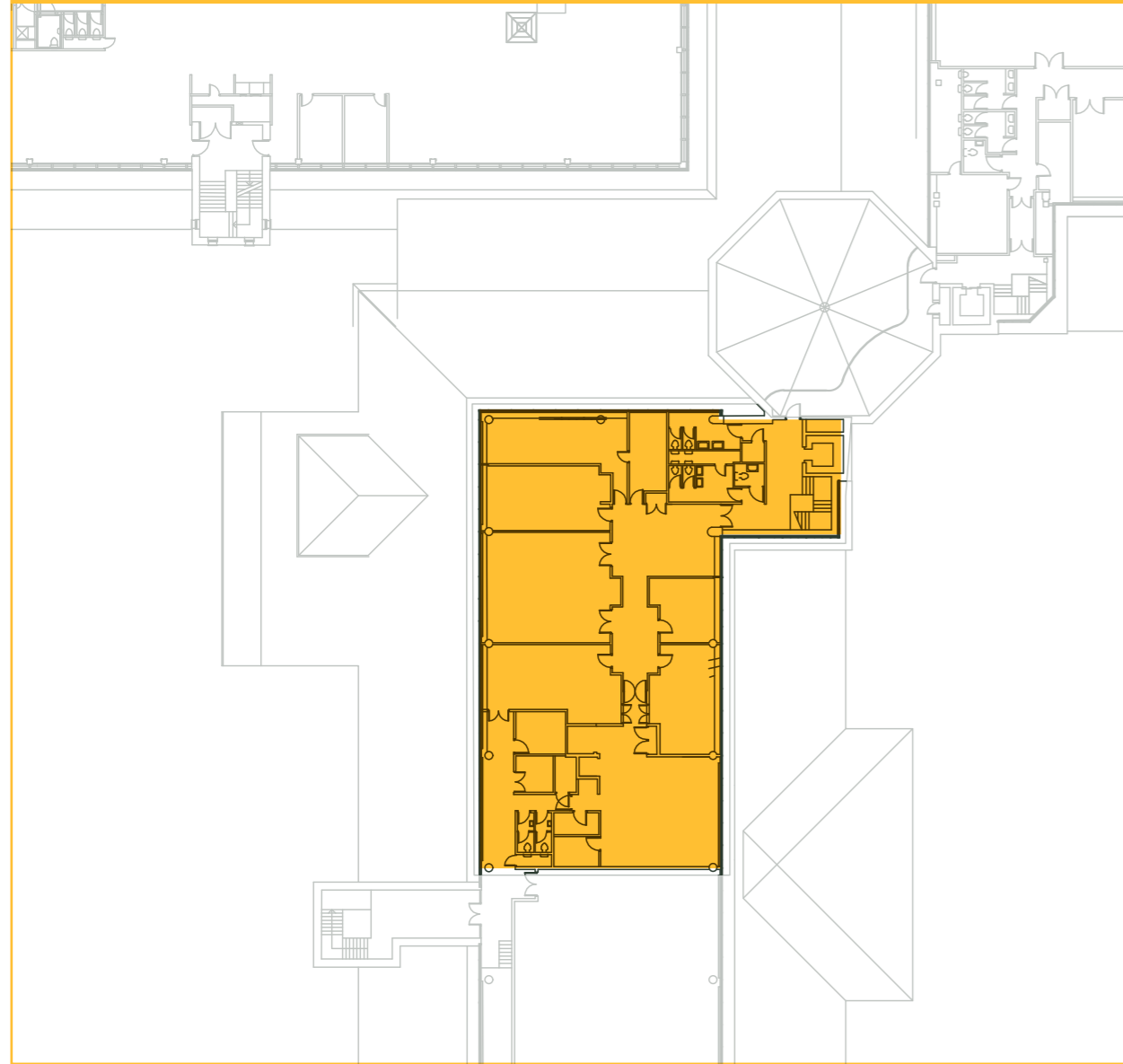
SQ FT (NIA)

30,000



WATERFRONT SUITE

FIRST FLOOR



The 3,500 Sq Ft wing provides individual offices ranging from 180 to 3,500 Sq Ft in size, creating a flexible workspace for tenants.

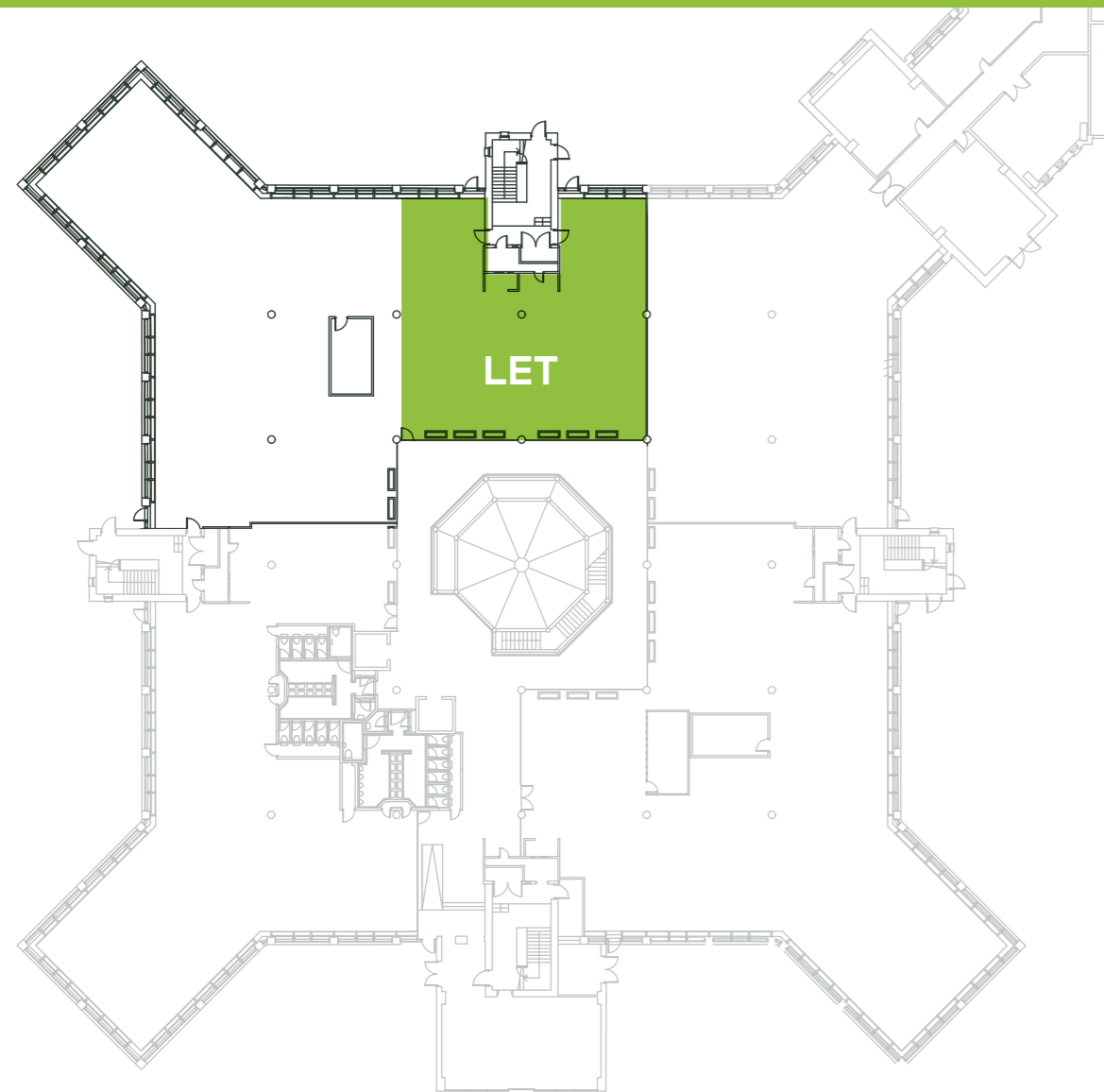
The wing can be taken as a whole to create a self-contained unit, offering tenants privacy and independence while still being part of a larger business community. The layout is customizable to meet specific business needs, making it an ideal option for businesses seeking a workspace that can be tailored to their needs.

- 3,500 SQ FT WING WITH OFFICES
- 180 - 1,500 SQ FT FLEXIBLE WORKSPACE
- PRIVATE AND SELF-CONTAINED
- CAT A+ OFFICE OPTION
- TURNKEY OPTIONS AVAILABLE
- AVAILABLE



NENE

GROUND FLOOR



The Nene building, is separate from the main building of Lynch Wood Park and features a recently refurbished ground floor.

The glass frontage provides a stunning view of the atrium area while the building's rear is also glass, offering a picturesque view of the grounds. The space is classified as CAT A, providing an ideal canvas for tenants to customise the space to their unique needs. The flexible layout also allows for the potential to split the area into two distinct suites, accommodating a variety of business needs.

GROUND FLOOR

3,000 SQ FT

NEWLY REFURBISHED

GLASS FRONTAGE & REAR

CAT A+ - (OPTION TO SPLIT INTO 2 SUITES)

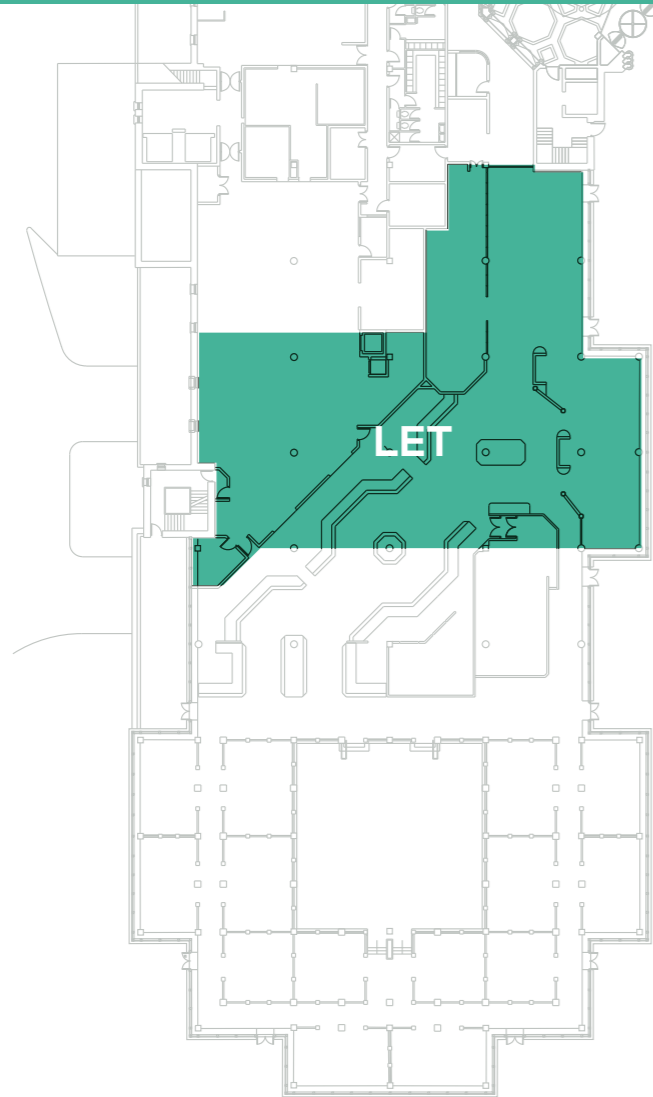
TURNKEY OPTIONS AVAILABLE

LET



FOUNTAIN SUITE

FIRST FLOOR



This 12,000 square foot space is located between the gym and the new restaurant area and boasts brand new CAT A amenities.

The space offers stunning views overlooking the water features outside reception, creating a peaceful and inspiring work environment. The layout of the space is flexible and can be split in half, providing businesses with the option to customise the area to their needs. This space presents an excellent opportunity for companies seeking a modern and flexible workspace in a prime location with breathtaking views.

12,000 SQ FT

VIEW OF THE RECEPTION AND GARDENS

FLEXIBLE LAYOUTS (CAN BE SPLIT IN 2)

OWN FRONT DOOR

NEW AC AND LED LIGHTING

CAT A+ OFFICE SPACE

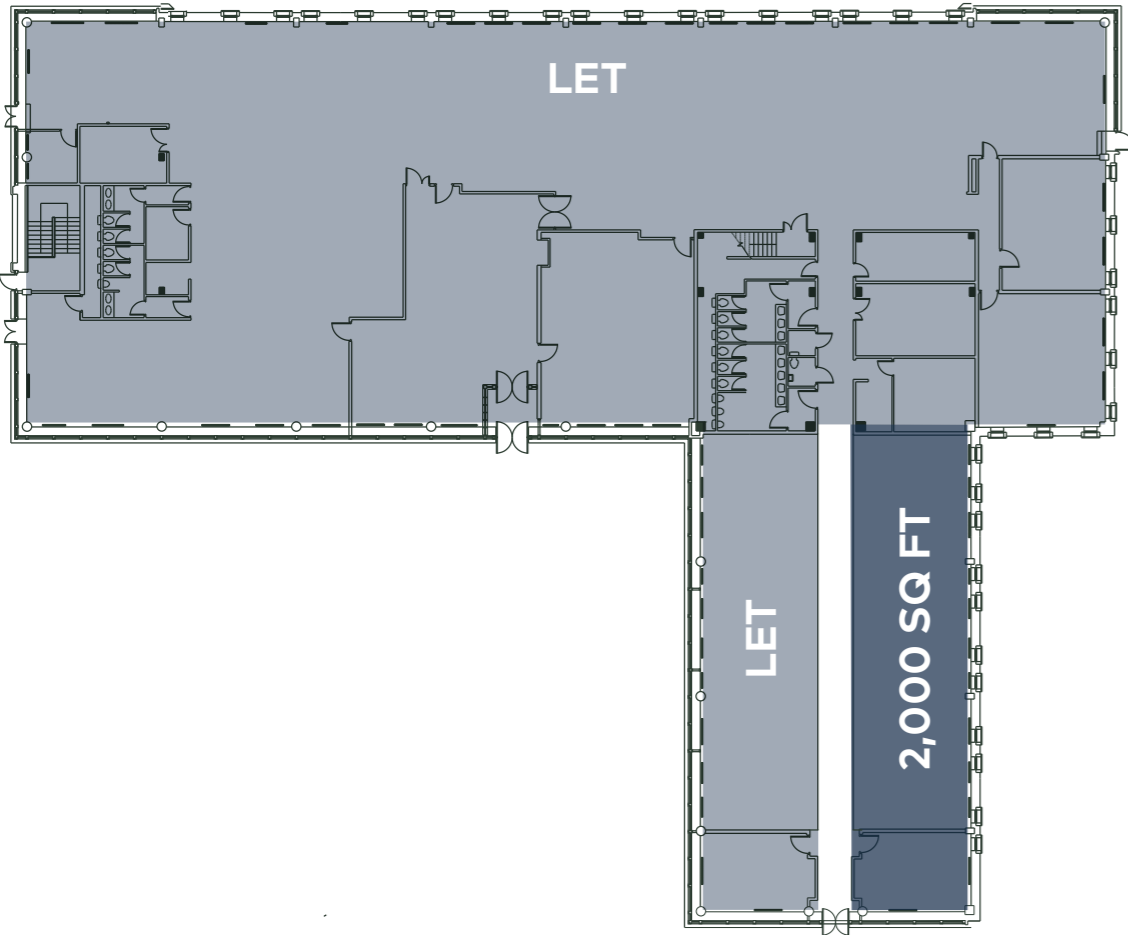
TURNKEY OPTIONS AVAILABLE

LET



THE PEARL CENTRE

GROUND FLOOR



This self-contained building, with a floor area of 17,000 square feet, is situated near the entrance of the park.

As a self-contained unit, it offers all the amenities of the business park while still maintaining privacy. It also allows for the ability to have a privately branded entrance if the space is secured at an early stage.

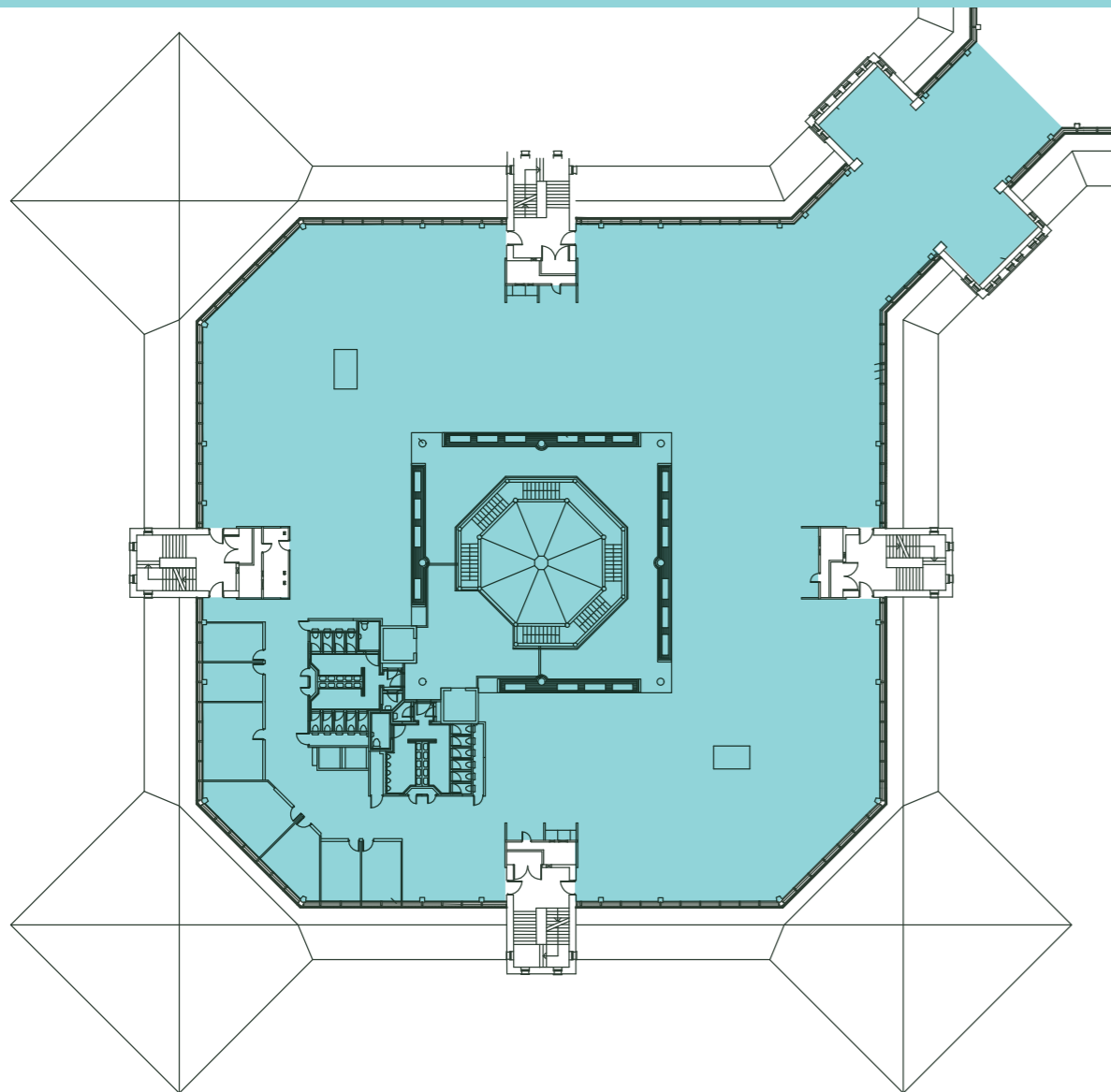
The space is ideal for businesses seeking a modern, comfortable workspace with natural light and access to the business park's amenities as well as space to create your own canteen/restaurant.

- SELF CONTAINED BUILDING
- 17,000 SQ FT
- OPTION TO BRAND ENTRANCE
- PRIVATE TERRACE
- ACCESS TO ON-SITE AMENITIES
- CAT A+ OFFICE SPACE
- TURNKEY OPTIONS AVAILABLE
- 2,000 SQ FT AVAILABLE



NENE

SECOND FLOOR



The top floor of the Nene building is a grade A office space, boasting an impressive 30,000 Sq Ft.

Tenants will enjoy excellent connectivity to the main atrium and new restaurant via an interlinking corridor. It features glass frontage to maximise views of the grounds including the onsite maze, and lake. The space is set to undergo a renovation to CAT A standards, offering businesses the opportunity to customise the area to their specific needs.

SECOND FLOOR

30,000 SQ FT

NEWLY REFURBISHED (GRADE A)

GLASS FRONTAGE & REAR

CAT A+ (OPTION TO SPLIT INTO 3 SUITES)

TURNKEY OPTIONS AVAILABLE

AVAILABLE



A New Phase Of Growth

As well as one of the UK's fastest-growing cities, Peterborough has been recognised as one of the most cost-effective locations for business, making the city ideal for start-ups, SME's and leading companies.

Famous for its towering Cathedral its also now known for being the UK's first Gigabit City and is set for a £1bn regeneration project which will throw Peterborough into an exciting new phase of growth.

Already home to a variety of world-class leaders making the city an exciting and innovative business hub, there's no better time for you to put down roots in this booming city.

1 OF THE FASTEST GROWING CITIES IN THE UK



£30M UNIVERSITY SET TO OPEN IN 2022



£30M FULL-FIBRE NETWORK TO NEARLY ALL PROPERTIES



£1.2BN INVESTED TO RAIL JOURNEYS INTO LONDON



£1BN CITY CENTRE REGENERATION



£43M RAILWAY STATION REDEVELOPMENT



£60M 77,000 SQ FT EXTENSION OF QUEENSGATE SHOPPING CENTRE



£120M FLETTON QUAYS REGENERATION



LYNCH WOOD PARK
PETERBOROUGH

Associated British Foods plc

anglianwater

Close Brothers

ATKINS

Persimmon

ab agri

BAUER
MEDIA GROUP

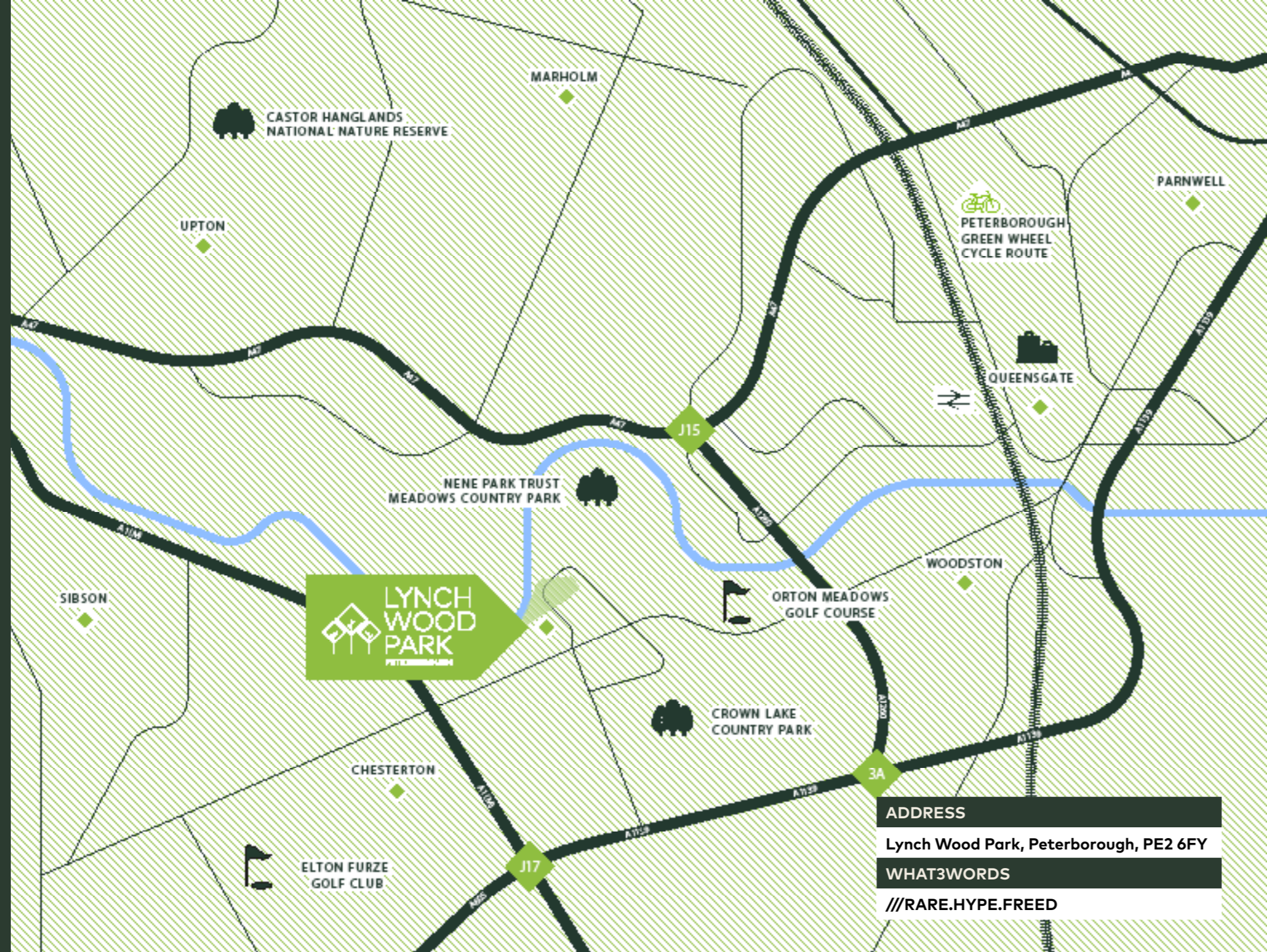
Coloplast

RSA

Kidney Research UK

Marriott

TESCO



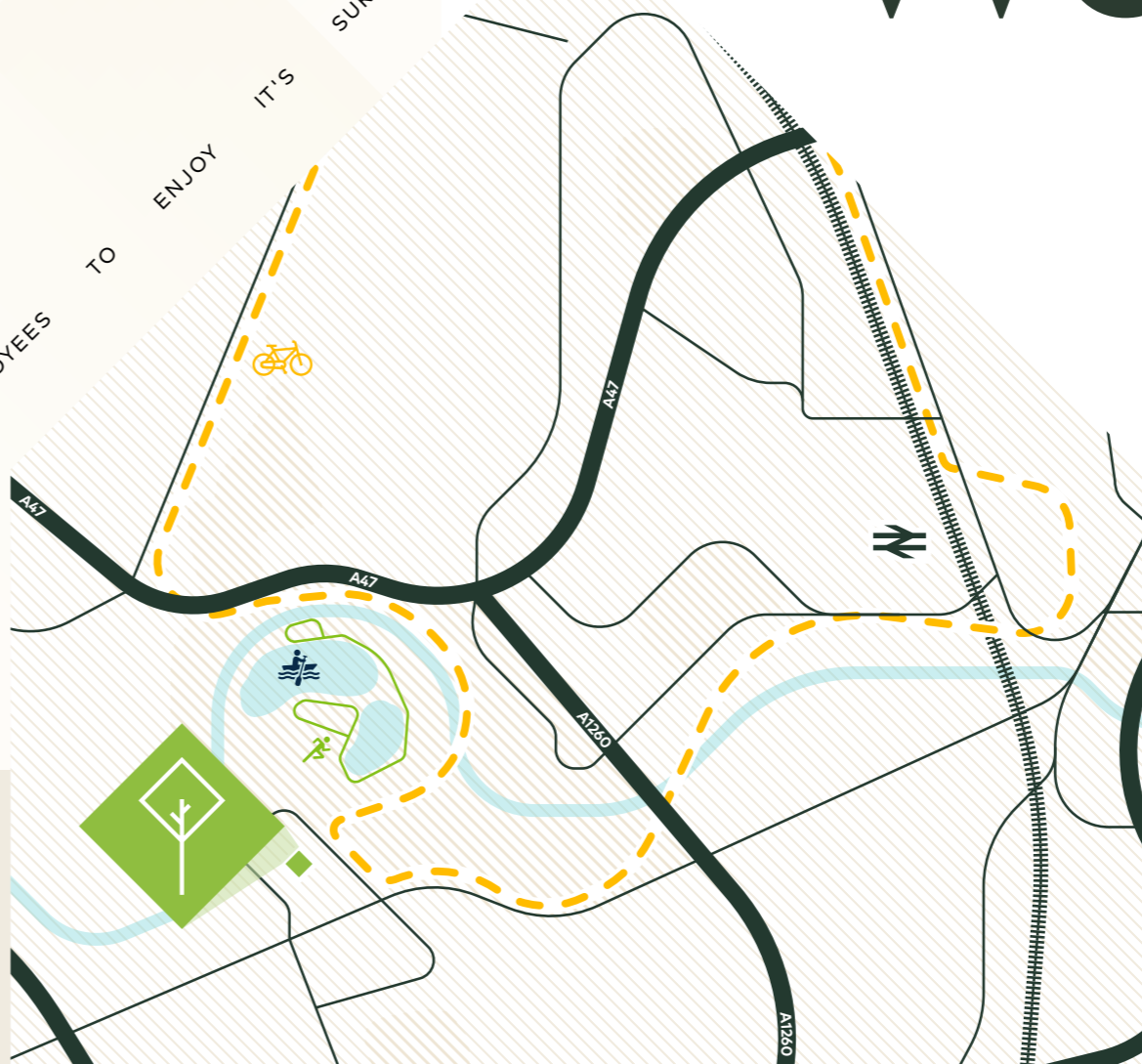
ADDRESS
Lynch Wood Park, Peterborough, PE2 6FY

WHAT3WORDS
///RARE.HYPE.FREED

Workplace Wellness

EMPLOYEES TO ENJOY IT'S SURROUNDINGS

A PRIME LOCATION FOR



PETERBOROUGH GREEN WHEEL



PETERBOROUGH CITY ROWING CLUB

The lake, which is home to Peterborough City Rowing Club, is one of the few purpose-built 1,000-meter rowing lakes in the country. It annually hosts three of the largest club regattas in the UK.



NENE PARK

Nene Park is just a short distance from Lynch Wood Park offering a fantastic running route as well as a range of other outdoor activities such as: water sports, cycling, swimming, fishing and golf.

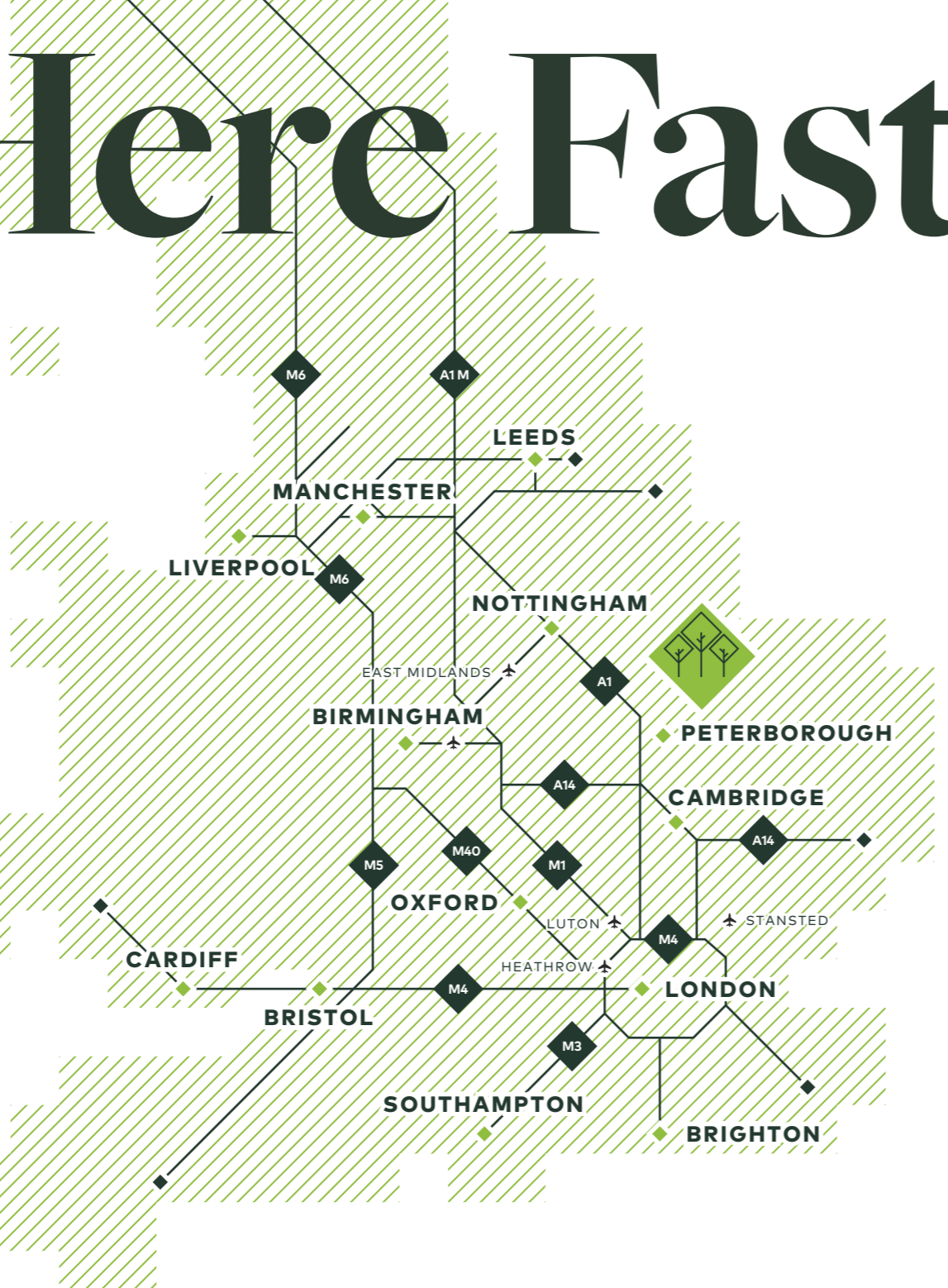
Get Here Fast

Located just outside of Peterborough City Centre, Lynch Wood Park is based in a prominent position for excellent transport links. With great access to the A1 and A14, you'll stay connected to the national motorway network and gain easy connections to the wider UK.

You can hop on a train and get to London in 45 minutes, or take the regular bus service which runs directly from Lynch Wood Park until 9pm.

CAR	MILES
Cambridge	40
Nottingham	58
Birmingham	85
London	98
Manchester	155

RAIL	MINS
London	45
Cambridge	50
Birmingham	105
Leeds	110
Manchester	145



NOW'S THE TIME TO

Secure *Your* Space

A Development by FI Real Estate Management



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